

HAYT FARMSTEAD
Route 311
Patterson
Putnam County
New York

HABS No. NY-6300

HABS
NY,
40-PAT,
2-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY
MID-ATLANTIC REGION, NATIONAL PARK SERVICE
DEPARTMENT OF THE INTERIOR
PHILADELPHIA, PENNSYLVANIA 19106

HISTORIC AMERICAN BUILDINGS SURVEY

HAYT FARMSTEAD

HABS NO. NY-6300

HABS
NY,
40-PAT,
2-

LOCATION: Route 311, Patterson, Putnam County, New York
UTM: 18.616140.4596200
QUAD: Pawling, NY

PRESENT OWNER: Rosebud Development, Inc.
Cornwall Hill Road, Patterson, New York

PRESENT USE: Vacant

SIGNIFICANCE: The Hayt Farmstead is historically and architecturally significant as a distinguished example of frame Italian Villa design with a complement of compatible contemporary outbuildings. Established as a rural estate in a village setting in the late 1850s, the property exhibits aesthetic homogeneity in design, materials and setting.

PROJECT INFORMATION: The Hayt Farmstead was recorded in January-February 1989 by the Cultural Resource Group of Louis Berger & Associates, Inc., East Orange, New Jersey, for Hartz Associates, Inc., New York City, New York. The project team included: John A. Hotopp, Ph.D., Director; Martha H. Bowers, Architectural Historian; Rob Tucher and Anthony Masso, Photographers; Ingrid Wuebber, Historian; John R. Bowie, A.I.A., Consulting Architect; and April Stefel, Consulting Landscape Architect.

I. HISTORICAL BACKGROUND

The first land acquisition in the Putnam County area was made by Lambert Dortlandt and Jan Sybrant in 1687. Several years later, they sold their land rights to Adolph Philipse, a wealthy New York merchant. Philipse obtained a patent for this tract of land from the governor. It lay on the east side of the Hudson River between Anthony's Nose Hill and the land of Colonel Cortlandt, and between the Hudson River and the Connecticut border. In 1754 the Philipse heirs partitioned the patent into nine lots. The project area was contained within Lot 7, a 10,922-acre tract apportioned to Susannah Robinson and her husband, Beverly (Pelletreau 1886:14;61).

The Philipse Patent proprietors surveyed their lots into farmsteads and leased them to tenants for an annual rent. It was reported that the Philipse family had almost 300 tenants by 1756 (Jewell 1946:792). Land along the New York-Connecticut border was speedily settled because of a state boundary dispute which allowed settlers to bypass the Philipse proprietors and purchase land titles directly. Generally, Dutch settlement occurred along the Hudson River Valley, while English emigrants from Connecticut and Long Island settled the island areas.

Dutchess County was established in 1683. The South Ward of Dutchess County, established in 1719, embraced all of Putnam County and the southwest portion of Fishkill.

The earliest recorded settlement within the Putnam County area occurred in 1720. Three years later, 50 inhabitants of the South Ward were assessed for taxes. By 1740, settlement of the South Ward area was "well established" (Pelletreau 1886:119). The South Ward's rapid population growth necessitated its division into three precincts in 1772. The Fredericksburg Precinct contained the present town of Patterson within its boundaries. During the Revolutionary War, three brigades of Washington's army encamped for a short time in the town of Patterson (Blake 1849:338). In 1788, the State of New York confiscated the estates of Colonel Beverly Robinson, who had commanded a "Loyal American Regiment" in the British army. These lands included those belonging to the Philipse patent. In most cases, the farms were sold to their respective tenants (Pelletreau 1886:92).

In 1795 Frederickstown, created from the Fredericksburg Precinct, was divided into the towns of Carmel and Franklin. The town of Franklin was renamed Patterson in 1808. The village of Fredericksburg was also renamed Patterson. Patterson was named for Matthew Patterson, who had settled in Patterson as a tenant farmer in 1770. He became a prominent citizen, serving in the State Legislature and as a County Judge. Putnam County was set off from Dutchess County in 1812. The county was named in honor of General Israel Putnam, who was stationed in the county during the Revolutionary War.

By 1787, a regular stage and mail route between New York and Albany was in place. A similar route was later established between New York and Vermont along the East Branch of the Croton River. The latter road became a drovers route. The Highland Turnpike was the first toll road through Putnam County, begun in 1804 and completed in 1808. The Croton Turnpike, constructed in 1809, ran from Sing Sing along the Croton River to the Brewster area. It was later extended northward along present Route 22 and then east through Haviland Hollow to the Connecticut line. The state also designated public highways, such as "The Great Way" along the East Branch of the Croton River (Hillery 1961:102).

The soil of Patterson was considered agriculturally productive and the Croton River Valley in which the village of Patterson sat especially fertile. Farm produce was hauled to market in Peekskill, Westchester County. Putnam County's principal export during the first half of the nineteenth century was cattle. Beginning in 1820 cattle were driven to market in New York along the "Great Way." In the early 1820s Patterson reported that more than 60% of its total area had been improved. Nearly 2,000 cattle and over 2,500 sheep were raised, the latter accounting for the two fulling mills and one carding machine in the town. Three gristmills, three sawmills and three distilleries were also reported (Spafford 1824:405).

Construction of the New York and Harlem Railroad through Patterson in 1849 brought significant changes to the area. Farmers could ship directly to market in New York year round instead of hauling overland to the Hudson River. The appearance of the railroad through the village of Patterson caused a shift of the town center eastward toward the railroad. The quicker access to market allowed milk, cheese and butter to become important market commodities. In 1855 Putnam County supplied 10% of the milk consumed in New York City (Hillery 1961:78). In 1860, the village of Patterson was characterized as a station on the Harlem Railroad containing two churches and thirty-seven dwellings. The only other communities were at Towners, also on the Harlem Railroad, and Haviland Hollow. One thousand four

hundred and twenty-two people lived in 266 dwellings, making Patterson the most sparsely populated town in Putnam County (French 1860:541, 543).

The New York and New England Railroad, completed through Brewster and West Patterson in 1882, crossed the Hudson at Poughkeepsie in 1889. It was later renamed the New York, New Haven and Hartford Railroad. Population shifts resulting from the presence of the railroads increased pressure for new roads, many of which were laid out to Brewster station. After the Civil War, the Patterson road building program was most concerned with the relocation of roads disrupted by construction of the Croton Water Supply System. Construction of the Borden Condensed Milk Factory at Brewster in 1864 also created a demand for better roads and bridges, extending over the four towns of eastern Putnam County (Hillery 1961:105).

Gail Borden developed concentrated milk in the mid-1850s. During the Civil War he was awarded a government contract to produce as much concentrated milk as possible. In 1864 Borden established a milk factory at Brewster, a station on the New York and Harlem Railroad. Brewster subsequently developed into the county's largest town. Until the factory's closing in 1893, the eastern four towns of Putnam County delivered all their milk to the Borden factory in Brewster. Thereafter, the towns established their own milk stations for local milk producers to transport their milk to market. Three of these stations were built in Patterson (Hillery 1961).

From 1860-1910 the City of New York acquired 6,000 acres of choice farmland in the eastern part of Putnam County for the Croton Water Supply System. The concomitant rise in land prices resulted in a decline in dairy production. By the 1930s Putnam County had shifted to residential development (Jewell 1946:937).

II. SITE HISTORY

In 1852 James R. Hayt, of New York City, purchased 33 acres in the village of Patterson, bounding on the farm of James Patterson to the south; Richard and Samuel Haight to the west; the Harlem Railroad to the east; and Main Street to the north (Putnam County Deed, Jonathan A. Taber to James R. Hayt, October 11, 1852, Liber Y:320).

James R. Hayt was a prosperous dry goods merchant in New York City before retiring to Putnam County between 1857 and 1860 (Trow's New York Directory for 1857:367; 1860:379). He probably was related to others of the same name living in the Patterson area. John Hayt, progenitor of the Hayt family in Putnam County,

came to Patterson in 1785. He purchased a tract of land on the south side of Main Street, next to Mill Brook, and set up a tannery (Pelletreau 1886:639).

James R. Hayt was a resident of Putnam County in 1860. With him in the household were his wife, Mary Elizabeth, his granddaughter, Annie M. (later referred to as Mary A.), two Irish domestic servants and an elderly couple, Ezra and Abigail Ayres (U.S. Census, Population Schedule for 1860, Putnam County, Patterson Town, Page 11). The Ayres were presumably his parents-in-law. Ezra Ayres was a prominent citizen of Patterson, having served several terms as Town Supervisor. He had owned a large farm in the village. His house was located on the south side of Main Street, a few rods east of the railroad (Pelletreau 1886:640). James R. Hayt was the executor of Ezra Ayres' estate when he died in 1862.

In 1860, James R. Hayt owned a farm valued at \$5,250. The census enumerated 1 horse, 2 milch cows, 2 oxen and 3 swine. The farm raised corn, potatoes and hay and produced 250 lbs. of butter (U.S. Census, Agricultural Schedule of 1860, Putnam County, Patterson Town, Page 1).

In 1870, J. R. Hayt's farm showed a 100% increase in the number of milch cows and a 60% increase in butter production. James R. Hayt died at Patterson on June 18, 1875, at the age of 75 (Putnam County Surrogate File 2176). His will directed his executors, son, Ezra A., and grandson, James A., to sell his real and personal estate, and to invest the proceeds. The investment income was to be used to support his widow, Mary Elizabeth, during her lifetime, and afterwards to support their son, Ezra, and his children (Putnam County Will Book K:407).

In the late 1840s, James's son, Ezra Ayres Hayt, was employed as a druggist in his father's Nassau Street establishment. After his father's retirement, Ezra continued to be active in various New York City commercial enterprises, i.e., imports, silkgoods and cloaks (Trow's New York Directory for 1862:376; 1860-61:380; 1869:477). Ezra A. Hayt held the post of Commissioner of Indian Affairs from 1877 through 1880 (Correspondence of Jean Saunders, 1976). In 1880 he was at Patterson living with his mother, his wife and three of their children, as well as several servants (U.S. Census, Population Schedule for 1880, Putnam County, Patterson Town, Page 16).

Between 1877 and 1894 the executors of James R. Hayt purchased several parcels in Patterson to enlarge the farm. The farm was run by Ezra's son, James A. Hayt. The farm, reported to contain a total of 175 acres in 1880, focused on dairy production. Twenty milch cows produced 1,500 lbs. of butter and 250 gallons

of liquid milk. The farm also possessed eleven horses, most probably associated with the racecourse purchased by James R. Hayt in 1869 (Putnam County Deed, Jonathan A. Taber estate to James R. Hayt, Liber 47:296). The Hayt farm also grew 2,300 lbs. of tobacco on an acre of its land (U.S. Census, Agricultural Schedule for 1880, Putnam County, Patterson Town, Page 8).

Twenty-three acres of the farm was sold to the Beach Island Marble Company for \$60,000 in company stock. The company operated a marble quarry on Beach Island in the Croton Swamp, southeast of the village. The land purchased from the James R. Hayt estate was probably the 23-acre tract south of Mill Brook, west of the farmstead (Dolph & Stewart [1937]; Hagstrom 1946).

In 1894, Mary A. Hayt Patterson filed a petition with the Putnam County Surrogate's Court to revoke the executorship of her father and brother. She claimed they had poorly managed the estate of her grandfather, James R. Hayt. Ezra A. Hayt's reply stated that James R. Hayt was the owner of a residence and 33 acres of land in Putnam County at the time of his death in 1875. Ezra claimed to be responsible for the improvements to the estate, namely: construction of the house's "west wing"; of the bowling alley; ice, milk and chicken houses; a cow barn and water tank; a barn and cottage on the racecourse; the lawn; macadamizing the road and draining all the estate's lands. This resulted in a total expenditure of \$20,300 (Putnam County Surrogate File 2176). Accordingly, the Surrogate's Court appointed the Knickerbocker Trust Company to act as substitute trustee under the will of James R. Hayt in order to obtain a final settlement of the estate.

In 1900, Ezra, age 77, was a widower and represented himself as a railroad builder. He lived in Patterson with his sons, James A. and Edward K., both single. James A. Hayt ran the estate's farm and Edward K. Hayt was employed as a secretary in a marble company (U.S. Census, Population Schedule for 1900, Putnam County, Patterson Town, Page 239).

Ezra A. Hayt died at Patterson on January 13, 1902. He left his sons, James A. and Edward K. Hayt; his daughter, Mary A. Hayt Patterson; and his grandchildren, Stuart H., Edward J., Florence B. and Belle Patterson as heirs. He appointed his son-in-law, Stuart H. Patterson, and his grandson, Edward K. Patterson, as executors (Putnam County Surrogate File 3920).

In 1910, James A. and Edward K. Hayt were still living on the estate. James continued to operate the farm but now had the assistance of Wilson D. Hinkley and his family, who shared the Hayt household (U.S. Census, Population Schedule for 1910, Putnam County, Patterson Town, Page 574).

The Hayt heirs sold the house and farm in 1920 to the Guaranty Trust Company (Putnam County Deed, Mary Hayt Patterson et al. to Guaranty Trust Company, November 1, 1920, Liber 119:255). After a series of owners the house was purchased by Fulco and Filiberto de Bourbon, two brothers, who retained ownership until 1980 (Putnam County Deed, Shaker, Travis & Quinn, Inc., to Fulco and Filiberto de Bourbon, July 28, 1945, Liber 296:447).

III. ORIGINAL AND SUBSEQUENT OWNERS

[References are to deeds filed at Putnam County Clerk's Office, Carmel, New York]

- 1852 Deed, October 11, 1852, recorded October 30, 1852
Liber Y, page 320
Jonathan A. Taber to James R. Hayt
- 1920 Deed, November 1, 1920, recorded December 3, 1920
Liber 119, page 255
Mary Hayt Patterson et al. to Guaranty Trust Company
- 1932 Deed, November 28, 1932, Recorded December 5, 1932
Book 179, page 290
Guaranty Trust Company to Gregory P. Maloney
- 1942 Deed, February 17, 1942, recorded February 19, 1942
Book 263, page 441
Gregory P. Maloney to Shaker, Travis & Quinn, Inc.
- 1945 Deed, July 28, 1945, recorded July 30, 1945
Book 296, page 447
Shaker, Travis & Quinn, Inc. to Fulco and Anne de Bourbon,
and Filiberto and Lucia de Bourbon
- 1980 Deed, June 12, 1980, recorded June 13, 1980
Book 770, page 434
Anne and Lucia de Bourbon to Raymond M. Maguire
- 1980 Deed, June 12, 1980, recorded June 13, 1980
Book 770, page 439
Raymond M. Maguire to Rosebud Development, Inc.

IV. SITE DESCRIPTION

The Hayt Farmstead consists of 13 structures arranged on a hilltop overlooking the village of Patterson. The principal structure is the mansion, a 2-1/2 story Italian Villa set back

some 650 feet from Route 311, along which is a high rubble stone wall extending the length of the 500-foot frontage.

Outbuildings are for the most part arranged along a north-south axis extending south from the rear of the house. Nearest the house are two one-room sheds that appear to have been used for domestic storage. Beyond these are a building containing a two-lane bowling alley, and another, two-room building possibly used for games or other recreational activities. A four-bay machine shed and garage, as well as the agricultural structures, are found toward the south end of the complex. The agricultural structures include a large gambrel-roofed barn with attached stable, and three poultry sheds. All the buildings of the farmstead are of frame construction, most placed on rubble stone foundations or footings, and painted white. Four of the buildings are finished with vertical board-and-batten exterior cladding; the principal agricultural outbuildings and garage, with vertical plank siding. Sturdy braced-frame construction with pegged mortise-and-tenon joining characterizes most of the buildings, even those evidencing re-use of materials. Collectively the buildings of the estate illustrate continuum of construction that, due to the use of traditional materials and construction methods, is difficult to date precisely.

The asphalt approach drive leading to the Hayt Farmstead begins at the northeast corner of the site perpendicular to Route 311 and sweeps in a southwest direction as it approaches the mansion. As the drive progresses up the slope through a stand of mature conifers, the east and north elevations of the house become visible. The sequence or stage set by the drive does not allow visitors to see the mansion until they are in close proximity to it. This technique also provides an illusion of greater space and visually increases the size of the green space in front of the mansion.

On the north and east sides of the house is a planted coniferous stand containing White Spruce (Picea glauca), Blue Colorado Spruce (Picea pungens glauca), and Norway Spruce (Picea abies). The diameter at breast height (DBH) of these trees varies from 20 to 48 inches. Remnants of an Eastern White Cedar (Juniperous species) screen are present along the southeast corner of the mansion adjacent to the rear of the coniferous forest. These cedars perhaps once screened the view of the orchard area from the mansion or acted as a hedgerow separating the mansion from the field below. Most of the trees within this forested area are presumed to have been planted at the completion of the construction of the mansion or shortly thereafter. The trees are aligned in straight rows, eliminating the possibility of a natural stand.

Adjacent to the coniferous forest and drive along the north side of the mansion are three mature Sugar Maples (Acer saccharum). The DBH of these trees varies between 30 and 40 inches. These maples define the approach and the curve of the drive up to and around the mansion's western side. The trees provided shade, autumn color, and perhaps sap for maple syrup in earlier times of occupancy. Although stately, these specimens are now declining. As one turns the northwest corner of the mansion, the outbuildings become visible. Along the western side of the Hayt mansion is a hedgerow comprised of Eastern White Cedar and common Lilac (Syringa vulgaris). The hedgerow once provided a visual screen from adjacent cultivated fields in addition to providing a profuse flower display and fragrant aroma in the spring.

To the rear of the Hayt mansion, the only significant vegetation is a stand of mature hardwoods located adjacent to the southeast corner. Trees included are Sugar Maple and White/Green Ash (Fraxinus species). Scattered remnants of apple (Malus species) and cherry (Prunus species) are located in an old orchard near the recreation building, along with a peppermint bed (Mentha piperita), a grape arbor (Vitis species), and a few flowering peonies.

No kitchen or flower garden species are present in concentration, only isolated perennial beds of Lily of the Valley (Convallaria majalis) contained within the planted forest and individual peony (Paeonia species) adjacent to the western and southern walls of the house. Foundation plantings often used to marry large houses with the ground are not present. Instead, asphalt has been placed directly adjacent to the north face of the foundation.

V. SOURCES OF INFORMATION

Beers, F.W.

1867 Atlas of New York and Vicinity. F.W. Beers, A.D. Ellis and G.G. Soule, New York.

Blake, William J.

1849 The History of Putnam County, New York. Baker & Scribner, New York. [Republished by T. Emmett Henderson, Middletown, New York, 1970.]

Dolph & Stewart

[1937] Acreage and Ownership Map of Putnam County, New York.
Dolph & Stewart, New York.

Haacker, Frederick C.
1946 Early Settlers of Putnam County, New York. Unpublished manuscript available in the New York State Library.

Hillery, Horace E.
[1961] Putnam County in the Civil War. Unpublished manuscript available in the New York State Library.

Jewell, Willitt C., Louise Hasbrouck Zimm, Rev. A. Elwood Corning and Joseph W. Emsley
1946 Southeastern New York, vol. II. Lewis Historical Publishing Co., Inc.

Pelletreau, William S.
1886 History of Putnam County, New York. W. W. Preston & Co., New York.

Reed, Thomas H.
1876 Map of Putnam County, New York. Thomas H. Reed, Brewster, New York.

Saunders, Jean
1976 Correspondence between Jean Saunders, of the Putnam County Historical Society, Cold Springs, New York, and Roy W. Meyer, of Mankato State University, Mankato, Minnesota, June 29, 1976. Manuscript available at the Putnam County Historical Society, Cold Springs, New York.

United States, Census Office .
1860-1880 Population and Agricultural Schedules of the Eighth, Ninth and Tenth Census of the United States, 1860-1880, New York. Microfilm of original manuscripts on file at the New York Public Library, New York.

United States, Census Office
1900-1910 Population Schedules of the Eleventh and Twelfth Census of the United States, 1900-1910, New York. Microfilm of original manuscripts on file at the New York Public Library, New York.

HAYT FARMSTEAD
HABS NO. NY-6300 (Page 11)

